

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 21, 2010 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Mitchell, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 10-47 – 7 Burrows Street; Deborah & Paul Bied, owners; Donald Armstrong, applicant; Chimney cap & chimney removal. PIN #261918310024

Donald Armstrong of Armstrong Chimney Services presented to the Commission for Deborah & Paul Bied, owners of 7 Burrows Street. The applicant is proposing to add a granite cap on top of brick piers. The installation of a new boiler will require a stainless chimney liner. The liner will be fitted into the chimney in such a way that it will not be visible on the outside. The chimney at the rear is part of a fireplace added to the structure at a much later date than the timeframe in which the home was built. The owners would like to remove both the fireplace and the chimney from the structure.

The following exhibits were presented:

- Photographs with chimney cap and liner information

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:08 p.m.

HDC 10-48 – 219 Library Street; Scott & Cheryl Beaulieu, owners/applicants; Modifications to previously approved plan. PIN #261917100552

Scott and Cheryl Beaulieu presented to the Commission regarding the modifications that were made to a previously approved plan during construction of a single family dwelling at 219 Library Street. The applicants stated that the skylights and the returns have been removed. The sills have been added to all the windows on the house as discussed. The Commission noted that the three ganged windows have not been removed and all the trim has not been painted to make it disappear. Additionally the Commission noted that a third column still needs to be added to the structure. The applicant stated that removing the three windows would interfere with wiring and HVAC. Shutters that were indicated on the plans have not been added to the windows. The applicant prefers the house without shutters and the Commission asked that this be noted on the submitted plans along with all of the updated work such as the skylight removal. Photographs of the finished work showing the structure with modifications were submitted. The Commission requested clarification of all changes made to the original plans and the following summary was given:

- Front/East elevation – returns removed, shutters not added, sills added, flair on bottom of house.

- Rear/West elevation – transoms added above 3 windows, double French doors added, 3 kitchen windows, skylights removed, third window changed to a panel.
- Right side/North elevation – returns above the 2 garage bays removed, shutters not added, squared windows on garage doors.
- Left side/South elevation – returns removed from garage, 3 square windows rather than a double, roof pitch changed, size of 3 windows changed due to change in roof pitch, 1 window eliminated.

The following exhibits were presented:

- Marked up drawings
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:30 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-47 – 7 Burrows Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1768.

HDC 10-48 – 219 Library Street

The Commission noted that not all of the work is complete and that giving the applicants time to finish the project is advisable. The Commission would like a photographic record of the completed project with all modifications.

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Mitchell, seconded by Vaughn, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Dwight Olmsted appeared before the Commission with Eric Benker owner of 10 Orchard Street. The property is a 3-family rental unit that must be brought up to fire safety code specifications per the Fire Marshall. The owners are proposing an external egress on the back of the house with the addition of a deck and a second floor door. The Commission is concerned with the changes being planned because the rear of the house currently has a very simple, elegant look and the proposed egress in combination with the existing front deck will change the read to that of a multi-family house. The applicant is investigating the possibility of using an internal sprinkler system rather than external egress to bring it up to code. The sprinklers would be installed at the front of the house to make the front staircase a safe exit and keep the deck wet in the event of a fire. If sprinklers are installed then the back staircase may be closed off. The Fire Marshall noted that he would like to see the back staircase upgraded to allow for safer passage. The staircase is original to the structure.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 7, 2010

MOTION: To approve the minutes of September 7, 2010

Motion made by Mitchell, seconded by Vaughn, so voted unanimously.

VI. OLD BUSINESS

Staff stated that he received a message from the Town Attorney, Michael Carey, regarding 81 High Street. Attorney Carey has heard from Rod Desmarais' attorney but has not advised staff yet about the conversation.

The Commission requested the status of the Waring property at 306 Packard Road. Staff investigated the report of unpermitted building taking place on the property. A letter will be forwarded to the owner.

The Commission requested the status of the skylights at 39 Pearl Street. Staff will check with the Town Attorney regarding a demand letter that will be sent to the attorney for the owner.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 8:19 p.m. made by Vaughn, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II